



Los Angeles County  
Department of  
Regional Planning

# AGENDA

Meeting Place: Room 150 Hall of Records  
320 W. Temple Street  
Los Angeles, California 90012

Hearing Officer(s):  
Mr. Slavin: Items 1-8



Los Angeles County  
Regional Planning  
Commission

**Meeting Date: June 15, 2010 – Tuesday Time: 9:00 a.m.**

## PART I – PLEDGE OF ALLEGIANCE

1. Hearing Officer

## PART II – CONSENT ITEM FOR APPROVAL

### Zoning Permits

2. Project No. R2005-01996-(5) (Ms. Gutierrez)  
Conditional Use Permit Case No. 200500118  
Applicant: Roger Van Wert  
8946 - 8950 Duarte Road  
South Santa Anita - Temple City Zoned District

To authorize construction of a 25-unit two story, senior citizen apartment building on a total of 29,022 square feet of property. The project was approved by the Planning Commission on 02/13/2002 and approved by the Board of Supervisors on 08/12/2008. This project is located within the C-1-DP (Restricted Business) zone within the East Pasadena – San Gabriel Community Standards District.  
Time extension request is from August 12, 2010 to August 12, 2011

## PART III - PUBLIC HEARINGS

### Land Divisions

3. Project No. PM066619-(4) (Mr. Kress)  
Applicant: Jose Sing  
13949 Placid Drive  
Sunshine Acres Zoned District
  - a. Tentative Parcel Map No. 066619  
To create three single-family parcels on 0.60 gross acres within the A-1 (Light Agricultural - 5,000 Square Feet Minimum Required Lot Area) zone.

### **CEQA: California Environmental Quality Act**

- Si no entiende este aviso o necesita más información por favor llame al (213) 974-6466.
- If you require special accommodations or material in alternate format, please contact the ADA Coordinator, Office, at (213) 974-6488 (Voice) or (213) 617-2292 (TDD), with at least three business day's notice.

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PART III - PUBLIC HEARINGS (Cont.)Land Divisions

- b. Environmental Assessment Case No 200600107  
To consider a Negative Declaration as there are no significant impacts pursuant to CEQA reporting requirements.

Zoning Permits

- 4. Project No. R2008-00540-(5) (Ms. Blengini)  
Applicant: Verizon Wireless  
46412 70<sup>th</sup> Street East  
Antelope Valley East Zoned District
  - a. Conditional Use Permit Case No. 200800068  
To authorize the construction, operation, and maintenance of a wireless telecommunication facility consisting of 12 panel antennas mounted inside a 98-foot tall faux water tank located in the A-2-1 (Heavy Agricultural - One Acre Minimum Required Lot Area) zone.
  - b. Environmental Assessment Case No. 200800040  
To consider a Negative Declaration as it has been determined that the project will not have a significant effect on the environment pursuant to CEQA reporting requirements.
- 5. Project No. R2008-00031-(1) (Mr. Estes)  
Parking Permit Case No. 201000001  
Applicant: Jacque Vincent Ngo  
4201 East Cesar Chavez Avenue  
East Los Angeles Zoned District  
  
To authorize less than the required amount of parking and the shared use of on-site parking for a four-unit commercial building located in the C-2 (Neighborhood Commercial) zone, East Los Angeles Community Standards District. This project is categorically exempt Class 3 - New Construction or Conversion of Small Structures pursuant to CEQA reporting requirements.
- 6. Project No. R2009-00264-(5) (Ms. Tashjian)  
Conditional Use Permit Case No. 200900019  
Applicant: Daniel Jenkins  
8525 Hierba Road  
Soledad Zoned District

To authorize an existing second dwelling unit without public water or sewage service in the Very High Fire Hazard Severity Zone, in the A-1-1 (Light Agricultural - One Acre

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Minimum Required Lot Area) zone. The project is categorically exempt Class 1 – Minor Alteration to Existing Facilities pursuant to CEQA reporting guidelines.

## PART IV – DISCUSSION AND POSSIBLE ACTION

### Zoning Enforcement

7. Appeal of Final Zoning Enforcement Order (Mr. D'Amico)  
 Enforcement Case No. RFS 10-0006545/EF100801  
 Appellant: Charles Colby for Waterfront LLC, business owner  
 Enforcement Violations: A nightclub is being operated on the premises without an approved Conditional Use Permit from the Department of Regional Planning – 22.08.140, 22.46.1400(A), 22.46.1720(A)  
 Assessor's Parcel Number 4224-006-907, Lease Parcel Number 33  
 The subject property is in the Visitor-Serving / Convenience Commercial category of the Marina del Rey Specific Plan and is located within the Playa del Rey Zoned District

## PART V - PUBLIC COMMENT

8. Public comment pursuant to Section 54954.3 of the Government Code

## PART VI - ADJOURNMENT

### **ADJOURNMENT TO 9:00 A.M. TUESDAY, JULY 6, 2010**

**TIME LIMITS:** The Hearing Officer has established time limits with respect to receipt of testimony regarding matters on this Agenda. Applicants will be allowed fifteen (15) minutes to present testimony in support of their application, with an additional ten (10) minutes for responses to issues raised by other witnesses. Other proponents and opponents will be limited to three (3) minutes per speaker. Responses to questions from the Hearing Officer will not be included in these time limitations. All speakers are urged to refrain from repeating testimony presented by others. The Hearing Officer may impose different time limits, depending upon the length of the agenda, the number of speakers wishing to give testimony and/or the complexity of an agenda item.

**WRITTEN TESTIMONY:** Written testimony that is received prior to the public hearing will be made a part of the record and need not be read into the record.

**PUBLIC HEARING CLOSING AND RE-OPENING:** Public hearings that are closed during the course of the meeting may be re-opened by the Hearing Officer without notice at any time prior to adjournment of the meeting.

**LOBBYIST REGISTRATION:** Any person who seeks support or endorsement from the Hearing Officer on any official action may be subject to the provisions of Ordinance No. 93-0031, relating to lobbyists. Violation of the lobbyist ordinance may result in a fine and other penalties. FOR INFORMATION, CALL (213) 974-1093.

**MEETING MATERIALS:** The agenda package is available at the Department of Regional Planning ("Department"), 320 West Temple Street, 13<sup>th</sup> Floor, Los Angeles, California 90012, and may be accessible on the Department's website at <http://planning.lacounty.gov>. Any meeting-related writings or documents provided to the Hearing Officer after distribution of the agenda package, unless exempt

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from disclosure pursuant to California law, are available at the Department and are also available in the hearing room on the day of the Hearing Officer meeting regarding that matter.